

Application  
Narrative  
Cash Transmittals  
Pre-Application  
Pre\_App Narrative  
Pre-App Cash Transmittal  
Development Standards



# Development Application



## Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

<b>Zoning</b>	<b>Development Review</b>	<b>Signs</b>
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	<b>Other:</b>
<input checked="" type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
<b>Exemptions to the Zoning Ordinance</b>	<b>Land Divisions (PP)</b>	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	<b>Other Application Type Not Listed</b>
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

**Project Name:** Triple C Heliport

**Property's Address:** 14818 N. 74th Streer, Scottsdale, AZ 85260

**Property's Current Zoning District Designation:**

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

**Owner:** JR Levitz

**Agent/Applicant:** Lance Meinhold / Jim Larson

**Company:** Triple C Airpark Properties, LLC

**Company:** Larson Associates Architects, Inc.

**Address:** 14818N.74th St., Scottsdale, AZ 85260

**Address:** 3807 N. 24th St. #100, Phoenix, AZ 85016

**Phone:**

**Fax:**

**Phone:** 602-955-9929

**Fax:** 602-954-4790

**E-mail:** jrlevitz@yahoo.com

**E-mail:** lmeinhold@larson-architects.com

**Designer:** Lance Meinhold, Architect

**Engineer:** NA

**Company:** Larson Associates Architects, Inc.

**Company:**

**Address:** 3807 N. 24th St. #100, Phoenix, AZ 85016

**Address:**

**Phone:** 602-955-9929

**Fax:** 602-954-4790

**Phone:**

**Fax:**

**E-mail:** lmeinhold@larson-architects.com

**E-mail:**

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications<sup>1</sup> will be reviewed in a format similar to the Enhanced Application Review methodology.



**Enhanced Application Review:**

I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.



**Standard Application Review:**

I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

Owner Signature

Agent/Applicant Signature

Official Use Only

Submittal Date:

4/7/18

Development Application No.:

## Planning and Development Services

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 • www.scottsdaleaz.gov

Page 1 of 3

Revision Date: 8/23/2017

**18-UP-2018**  
**11/13/2018**



# Development Application

## Review Methodologies



### Review Methodologies

The City of Scottsdale maintains a business and resident friendly approach to new development and improvements to existing developments. In order to provide for flexibility in the review of Development Applications, and Applications for Permitting, the City of Scottsdale provides two methodologies from which an owner or agent may choose to have the City process the application. The methodologies are:

#### **1. Enhanced Application Review Methodology**

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.

#### **2. Standard Application Review Methodology:**

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.

In addition to the information above, please review the Development Application, and/or the Application for Permitting flow charts. These flow charts provide a step-by-step graphic representation of the application processes for the associated review methodologies.

Note:

1. Please see the Current Planning Services and Long Range Planning Services Substantive Policy Statements and Staff Review Timeframes for Development Applications, number III.

### **Planning and Development Services**

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 • [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov)



# Development Application

## Arizona Revised Statutes Notice



### §9-834. Prohibited acts by municipalities and employees; enforcement; notice

- A. A municipality shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule, ordinance or code. A general grant of authority does not constitute a basis for imposing a licensing requirement or condition unless the authority specifically authorizes the requirement or condition.
- B. Unless specifically authorized, a municipality shall avoid duplication of other laws that do not enhance regulatory clarity and shall avoid dual permitting to the maximum extent practicable.
- C. This section does not prohibit municipal flexibility to issue licenses or adopt ordinances or codes.
- D. A municipality shall not request or initiate discussions with a person about waiving that person's rights.
- E. This section may be enforced in a private civil action and relief may be awarded against a municipality. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against a municipality for a violation of this section.
- F. A municipal employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the municipality's adopted personnel policy.
- G. This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02.

### Planning and Development Services

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# Submittal Fee



Fee Amount: \$ 2550

Check the box for Fee / Case Type:

<input type="checkbox"/>	3136	Abandonment
<input type="checkbox"/>	3140	Board of Adjustment Fees
<input type="checkbox"/>	3143	Infill Incentive District
<input type="checkbox"/>	9550	In lieu Parking
<input type="checkbox"/>	3239	Time Extension
<input type="checkbox"/>	3150	Preliminary Plat / Minor Division Fees
<input type="checkbox"/>	3153	Hardship Exemption or Special Exemption
<input type="checkbox"/>	3165	Development Review Application
<input type="checkbox"/>	3166	Staff Approval (Minor-Case)
<input type="checkbox"/>	3170	Rezoning Application
<input type="checkbox"/>	3173	General Plan Application
<input checked="" type="checkbox"/>	3175	Use Permit Application
<input type="checkbox"/>	3229	Staff Approval (Major-Case)
<input type="checkbox"/>	3230	Wash Modification
<input type="checkbox"/>	3231	Minor Amendment
<input type="checkbox"/>	3232	Wireless Communications Facility
<input type="checkbox"/>	3233	Small Wireless Facility - (\$87) (\$250)
<input type="checkbox"/>	3109	SWF/Cellular Site for plan Submittal
<input type="checkbox"/>	3108	Cell Site - SWF for ROW permit

## Applicant Contact Info:

Name: Lance McInhold

Phone Number: 602-955-9929

Address: 3807 N. 24th St  
Phx 85016 #100

## Project Info:

Project Name: Triple C Helipoint

Pre-App #: 818-PA 2018

## Staff Info:

Staff Name: Perone

Phone Number: (480) 312-2307





# City of Scottsdale Cash Transmittal

# 117426

117426  
1 01169255  
11/13/2018 PLN-1STOF  
KPETERS HP600G2019  
11/13/2018 9:17 AM  
\$2,550.00

**Received From :**

LARSON ASSOCIATES ARCHITECTS INC  
3807 N 24TH ST STE 100  
PHOENIX, AZ 85016  
602-955-9929

**Bill To :**

Reference #	818-PA-2018	Issued Date	11/13/2018
Address	14818 N 74TH ST	Paid Date	11/13/2018
Subdivision	THUNDERBIRD INDUSTRIAL AIRPARK NO. 03	Payment Type	CREDIT CARD
Marketing Name		Cost Center	
MCR	145-28	Jurisdiction	SCOTTSDALE
APN	215-56-047	Water Zone	
Owner Information		Water Type	
TRIPLE C AIRPORT PROPERTIES LLC		Sewer Type	
14818 N 74TH STE		Meter Size	
SCOTTSDALE, AZ 85260		QS	34-45
Lot Number	47		
Metes/Bounds	No		
Gross Lot Area	0		
NAOS Lot Area	0		
Net Lot Area	0		
Number of Units	1		
Density			

Code	Description	Additional	Qty	Amount	Account Number
3175	USE PERMIT APPLICATION		1	\$2,550.00	100-21300-44221

City of Scottsdale

7447 E. Indian School Rd.

Scottsdale, AZ 85251

(480) 312-2500

One Stop Shop

Date: 11/13/2018 Cashier: KPETERS  
Office: PLN-1STOP Mach ID: HP600G20199  
Tran #: 1 Batch #: 69055

Receipt: 01169255 Date: 11/13/2018 9:17 AM  
117426

3175 USE PERMITS \$2,550.00

**TENDERED AMOUNTS:**

Mastercard Tendered: \$2,550.00  
CC Last 4: 1413 Auth Code: 375

Transaction Total: \$2,550.00

Thank you for your payment.  
Have a nice day!

SIGNED BY LANCE MEINHOLD ON 11/13/2018

Total Amount

\$2,550.00

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

3" and larger water meter fees are based on cost recovery. The city will contact the owner of the construction permit if additional funds are due. Payment will be due within 30 days notification

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSI

18-UP-2018  
11/13/2018



**Use Permit Narrative  
Triple C Heliport  
14818 N. 74<sup>th</sup> Street  
Scottsdale, AZ 85260**

This Use Permit Application seeks permission for a heliport in the most appropriate location possible; at the Scottsdale Airport. Triple C Airport Properties is seeking permission for a heliport at the existing development on the west side of 74th Street adjacent to the Scottsdale Airport and within the Scottsdale Airpark. The noise associated with the heliport is not excessive relative to the noise associated with the aircraft and neighboring helicopters currently operating within the airpark. The proposed location of the heliport is on the planned aircraft staging area, an existing paved area that will not allow for vibration to be transferred from the helicopter to the adjacent buildings. There will be no smoke, odor, heat, glare, fumes or electrical interference as a result of this use and the conditions on site and in the area will be unaffected by adding a helicopter use to the airport setting. Further, dust controls are already in place on the site in the form of enhanced landscape areas with large scale gravel that eliminates any dust stirred up by the operation of airplanes and helicopters. The helicopter will be stored within the existing aircraft hangars on the site.

The building on site is a 6,560 square foot aircraft hangar with 2,620 square feet of associated offices. The heliport would not change the use of the building, would not affect the site parking, would not affect the site pedestrian circulation, would not affect the building aesthetics, would not change the surrounding traffic patterns and would not affect the site landscaping. The heliport will only be used by the facility owner between sunrise and sunset. The owner already uses the staging area for similar aircraft operations. The aircraft staging area is within a secure, controlled environment accessible only through locked gates and doors under the control of the project facility operator. The heliport would affect the operational function of the aircraft staging area, an issue the facility operator would need to find a strategy for scheduling arrivals and departures.

The configuration of the proposed heliport in relation to the existing building complex protects pedestrian and vehicular traffic on 74<sup>th</sup> Street. The properties to the north, south and west share the existing taxi-lane and associated aircraft traffic. The operations of the heliport will have minimal differences to these properties from the existing operations of the jet aircraft operating procedures.





Triple C Airport Properties has permits and agreements for aircraft storage, airpark access, and self fueling operations in compliance with Chapter Five – Aviation of the Scottsdale Revised Code. Permits from the Airport Authority Commission and Federal Aviation Administration for the heliport have been applied for at this time.

The Planning Commission and Council should find that this Conditional Use Permit request meets all of the requirements set forth in the City of Scottsdale Zoning Ordinance Section 1.401. Section 1.401 states that the Commission and Council must find that, "the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:"

1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.

*As described above, the Applicant has taken actions to eliminate all dust and vibration issues that would potentially be associated with such use. Further, there is no smoke, odor or illumination issue associated with this request. Finally, the noise associated with the helicopter use is consistent with the surrounding helicopter and airplane uses and does not constitute a nuisance and causes no damage to any property.*

2. Impact on surrounding areas resulting from an unusual volume or character of traffic.

*The approval of this Conditional Use Permit will not create increased traffic to the site or the area.*

- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.

*A helicopter use is absolutely compatible with the adjacent airport. There are currently other helicopter uses and there are numerous aeronautical uses that are compatible with the helicopter use surrounding this property. There is no better place in the entire City for the requested use.*

- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.

*There are no additional criteria identified in Section 1.403 that are applicable to this particular use.*



## Request for Site Visits and/or Inspections Development Application (Case Submittals)



This request concerns all property identified in the development application.

Pre-application No: 818 -PA- 2018

Project Name: Triple C Heliport

Project Address: 14818 N. 74th Street, Scottsdale, AZ 85260

### STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

### STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owner's agent: John LEVITZ

Print Name

[Signature]

Signature

### City Use Only:

Submittal Date: \_\_\_\_\_ Case number: \_\_\_\_\_

### Planning and Development Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)





Current Planning Services  
Long Range Planning Services

**NOTICE OF INSPECTION RIGHTS**  
**A.R.S. § 9-833**

**You have the right to:**

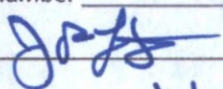
- Have the City staff member present a photo ID.
- Have the City staff member state the purpose for the planning inspection and legal authority to conduct it.
- Know the amount of inspection fees if applicable.
- An on-site representative may accompany the City staff member during the inspection except during confidential interviews and may:
  - Receive copies of any documents taken during the inspection.
  - Receive a split of any samples taken during the inspection.
  - Receive copies of any analysis of the samples taken when available.
- Be informed if statements are being recorded.
- Be given notice that any statements may be used in an inspection report.
- Be presented with a copy of your inspection rights.
- Be notified of the due process rights pertaining to an appeal

**You are hereby notified and informed of the following:**

- The inspection is conducted pursuant to the authority of A.R.S § 9-462.05. and/or Scottsdale Revised Code, Appendix B, Article I. Section 1.203.
- Any statements made by anyone interviewed during this inspection may be included in the inspection report.
- Information on appeal rights related to this inspection is found under Scottsdale Revised Code, Appendix B, Article I. Section 1.801.
- There is no inspection fee associated with this inspection.

I acknowledge I have been informed of my inspection rights. If I decline to sign this form, the inspector(s) may still proceed with the inspection.

If I have any questions, I may contact the City staff member, Bryan Cluff  
at the following number 480-312-2258

Signature:  Date: 11/2/18  
Printed Name: John LEVITZ

☐ Check box if signature refused

Copy of Bill of Rights left at: \_\_\_\_\_



A.R.S § 9-833. Inspections; applicability

- A. A municipal inspector or regulator who enters any premises of a regulated person for the purpose of conducting an inspection shall:
  - 1. Present photo identification on entry of the premises.
  - 2. On initiation of the inspection, state the purpose of the inspection and the legal authority for conducting the inspection.
  - 3. Disclose any applicable inspection fees.
  - 4. Except for a food and swimming pool inspection, afford an opportunity to have an authorized on-site representative of the regulated person accompany the municipal inspector or regulator on the premises, except during confidential interviews.
  - 5. Provide notice of the right to have:
    - (a) Copies of any original documents taken from the premises by the municipality during the inspection if the municipality is permitted by law to take original documents.
    - (b) A split or duplicate of any samples taken during the inspection if the split or duplicate of any samples, where appropriate, would not prohibit an analysis from being conducted or render an analysis inconclusive.
    - (c) Copies of any analysis performed on samples taken during the inspection.
  - 6. Inform each person whose conversation with the municipal inspector or regulator during the inspection is tape recorded that the conversation is being tape recorded.
  - 7. Inform each person interviewed during the inspection that statements made by the person may be included in the inspection report.
- B. On initiation of, or two working days before, an inspection of any premises of a regulated person, except for a food and swimming pool inspection that has up to one working day after an inspection, a municipal inspector or regulator shall provide the following in writing or electronically:
  - 1. The rights described in subsection A of this section.
  - 2. The name and telephone number of a municipal contact person available to answer questions regarding the inspection.
  - 3. The due process rights relating to an appeal of a final decision of a municipality based on the results of the inspection, including the name and telephone number of a person to contact within the municipality and any appropriate municipality, county or state government ombudsman.
- C. A municipal inspector or regulator shall obtain the signature of the regulated person or on-site representative of the regulated person on the writing prescribed in subsection B of this section indicating that the regulated person or on-site representative of the regulated person has read the writing prescribed in subsection B of this section and is notified of the regulated person's or on-site representative of the regulated person's inspection and due process rights. The municipality shall maintain a copy of this signature with the inspection report. Unless the regulated person at the time of the inspection is informed how the report can be located electronically, the municipality shall leave a copy with the regulated person or on-site representative of the regulated person. If a regulated person or on-site representative of the regulated person is not at the site or refuses to sign the writing prescribed in subsection B of this section, the municipal inspector or regulator shall note that fact on the writing prescribed in subsection B of this section.
- D. A municipality that conducts an inspection shall give a copy of, or provide electronic access to, the inspection report to the regulated person or on-site representative of the regulated person either:
  - 1. At the time of the inspection.
  - 2. Notwithstanding any other state law, within thirty working days after the inspection.
  - 3. As otherwise required by federal law.



- E. The inspection report shall contain deficiencies identified during an inspection. Unless otherwise provided by law, the municipality may provide the regulated person an opportunity to correct the deficiencies unless the municipality determines that the deficiencies are:
  - 1. Committed intentionally.
  - 2. Not correctable within a reasonable period of time as determined by the municipality.
  - 3. Evidence of a pattern of noncompliance.
  - 4. A risk to any person, the public health, safety or welfare or the environment.
- F. If the municipality allows the regulated person an opportunity to correct the deficiencies pursuant to subsection E of this section, the regulated person shall notify the municipality when the deficiencies have been corrected. Within thirty working days of receipt of notification from the regulated person that the deficiencies have been corrected, the municipality shall determine if the regulated person is in substantial compliance and notify the regulated person whether or not the regulated person is in substantial compliance, unless the determination is not possible due to conditions of normal operations at the premises. If the regulated person fails to correct the deficiencies or the municipality determines the deficiencies have not been corrected within a reasonable period of time, the municipality may take any enforcement action authorized by law for the deficiencies.
- G. A municipality's decision pursuant to subsection E or F of this section is not an appealable municipal action.
- H. At least once every month after the commencement of the inspection, a municipality shall provide the regulated person with an update, in writing or electronically, on the status of any municipal action resulting from an inspection of the regulated person. A municipality is not required to provide an update after the regulated person is notified that no municipal action will result from the municipality's inspection or after the completion of municipal action resulting from the municipality's inspection.
- I. This section does not authorize an inspection or any other act that is not otherwise authorized by law.
- J. This section applies only to inspections necessary for the issuance of a license or to determine compliance with licensure requirements. This section does not apply:
  - 1. To criminal investigations and undercover investigations that are generally or specifically authorized by law.
  - 2. If the municipal inspector or regulator has reasonable suspicion to believe that the regulated person may be or has been engaged in criminal activity.
  - 3. Inspections by a county board of health or a local health department pursuant to section 36-603.
- K. If a municipal inspector or regulator gathers evidence in violation of this section, the violation shall not be a basis to exclude the evidence in a civil or administrative proceeding, if the penalty sought is the denial, suspension or revocation of the regulated person's license or a civil penalty of more than one thousand dollars.
- L. Failure of a municipal employee to comply with this section:
  - 1. Constitutes cause for disciplinary action or dismissal pursuant to adopted municipal personnel policy.
  - 2. Shall be considered by the judge and administrative law judge as grounds for reduction of any fine or civil penalty.
- M. A municipality may adopt rules or ordinances to implement this section.
- N. This section:
  - 1. Shall not be used to exclude evidence in a criminal proceeding.
  - 2. Does not apply to a municipal inspection that is requested by the regulated person.





# SCOTTSDALE AIRPORT VICINITY DEVELOPMENT LONG FORM

For development projects with taxilane access and/or parcels adjacent to airport property

The owner of developments within the Airport Influence Area shall complete forms required by the City and Scottsdale Airport to comply with the Scottsdale Revised Code, Chapter 5 – Aviation and the Airpark Rules and Regulations; and submit the completed forms with final plans to the assigned city project manager.

Project Name: Triple C Heliport	Pre-App: 818-PA-2018
Site Address: 14818 N. 74th Street, Scottsdale, AZ 85260	
Contact name: Larson Associates Archtiects, Inc. Jim Larson / Lance Meinhold	Phone: 602-955-9929

## 1. HEIGHT ANALYSIS, CH. 5, SEC. 5-354. GENERAL REQUIREMENTS

☐ Applicants must conduct a height analysis for all projects located within 20,000 feet of Scottsdale Airport. Application is for heliport use, no change to building heights.

1. Complete a height analysis for all structures, appurtenances or construction equipment through the FAA at: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>, click on the Notice Criteria Tool (left side). If you do not exceed criteria, submit this FAA response from the website with your packet or you must complete step 2.

### IF required by FAA, complete Step 2

2. Submit an FAA form 7460-1 Notice of Proposed Construction or Alteration for review and determination. Please allow about 45 days for this process. A copy of the FAA's response will be required prior to final plan approval.

FAA form 7480-1 has been filed with the FAA office in LA.

## 2. TAXILANE ACCESS REVIEW, AIRPARK RULES AND REGULATIONS

☒ **Submit a full-size site plan** at a 1"= 20' scale and elevation plan for aviation staff review. The plans must depict the following: **Taxilane centerline, proposed based aircraft (if known), hangar space dimensions, staging area dimensions, vehicle access path and gate.**

- A staging area shall be greater than or equal to the size of the largest hangar on the site per *Definitions* section.
- Also proposed parcel site must include enough hangar space for each proposed aircraft to fit simultaneously inside. Sec. 310.

August 7, 2015

**18-UP-2018**  
**11/13/2018**



- The taxilane easement safety area must be a weight-bearing surface. Gravel for ground cover is discouraged, and if requested, must be between 2" -3" diameter. *FAA Advisory Circular Airport Design.*
- The Maximum Recommended Wingspan for aircraft stored in the airpark is 66 feet or less as stated in the *Airpark Rules and Regulations, Sec. 206*
- Vehicular access to hangar/staging area must not traverse taxilane easement and requires a gate. *Sec. 404*

- ☒ **Existing or proposed fuel facility.** A fuel storage area must be constructed and maintained in accordance with the regulations in *Sec. 511*. Existing facility to remain unchanged.
- ☒ **Proposed architectural barriers** (buildings, walls, bollards, etc.) that will separate auto parking area and taxilane easement safety area. Existing Barriers to remain unchanged.
- ☒ **Drop-offs, objects** exceeding 3" in height or vegetation in the taxilane safety area (50' from airpark taxilane centerline) are not permitted. *FAA Advisory Circular Airport Design.* None existing.
- ☒ **Exterior lighting locations.** Lighting must be illuminated downward toward taxilane. Existing lighting to remain unchanged.
- ☒ **Landscape plan.** Slope gradients should not exceed 5%; storm water retention is prohibited. Existing landscaping to remain unchanged.
- ☒ **Refuse collection dumpster storage locations.** Locate away from aircraft staging, taxilane access points and airport property fence line. Refuse location is at the front of the property, away from the heliport. This will be unchanged.
- ☒ **Helicopter landing area** (if applicable). Proposed helicopter operations require approval from both the city and FAA and a conditional use permit. A conditional use permit is required by the City of Scottsdale. The FAA requires completion of an FAA 7480-1 Notice of Landing Area Proposal.

This is the purpose of this submittal. All other improvements are existing to remain.

### 3. AIRCRAFT NOISE AND OVERFLIGHT DISCLOSURE, CH. 5, SEC. 5-356 & SECT. 5-357

Private, single user of developed property. No CC&Rs or other documents are being created.

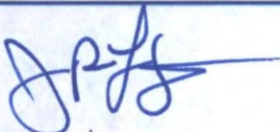
NA ☐ Incorporate the Airport Disclosure for Development around Scottsdale Airport language into the CC&Rs or other procedural documents and provide a copy.

NA ☐ An aviation easement will need to be granted to the city. If not already recorded for property, submit a notarized Aviation Easement form with packet to your project manager.

Previously recorded when the building was approved for Development Review in 2016.

### 4. APPLICANT'S SIGNATURE

Signature:



Date:

11/7/18

Aviation Approval:

Date:

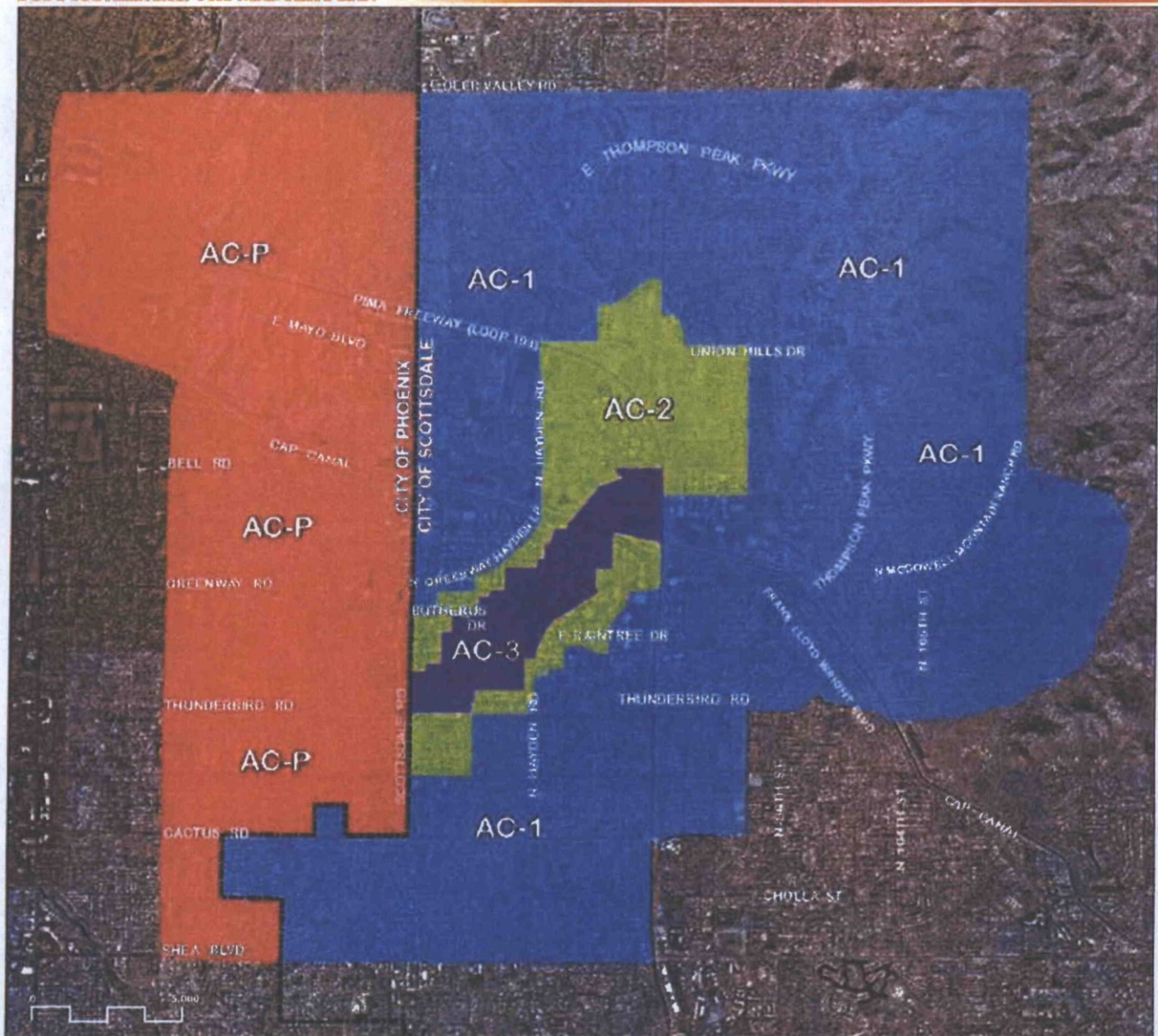
Comments:



August 7, 2015



# SCOTTSDALE AIRPORT MASTER PLAN



## LEGEND AND TABLE KEY

----- Municipal Boundary

### Airport Influence Areas

AC-1 AC-2 AC-3 AC-P

NP - Not Permitted

P - Permitted with Use Limitations

(1) - Aviation easement required under Sec. 5-357

(2) - Noise attenuation required under Sec. 5-358

Noise Sensitive Uses	AC-3	AC-2	AC-1
Dwelling unit*	NP	P (1) (2)	P (1)
Manufactured home*	NP	P (1) (2)	P (1)
Elementary and secondary school*	NP	P (1) (2)	P (1)
Hospital*	NP	P (1) (2)	P
Travel accommodation*	NP	P (1) (2)	P
Place of worship	NP	P (1) (2)	P (1)
Cultural, civic, and social organization	NP	P (1) (2)	P (1)

\*The terms dwelling unit, manufactured home, elementary and secondary school, hospital and travel accommodation defined in the Basic Zoning Ordinance.

1 AC - Airport Compatibility District

SOURCE: Scottsdale Revised Code; August 2012

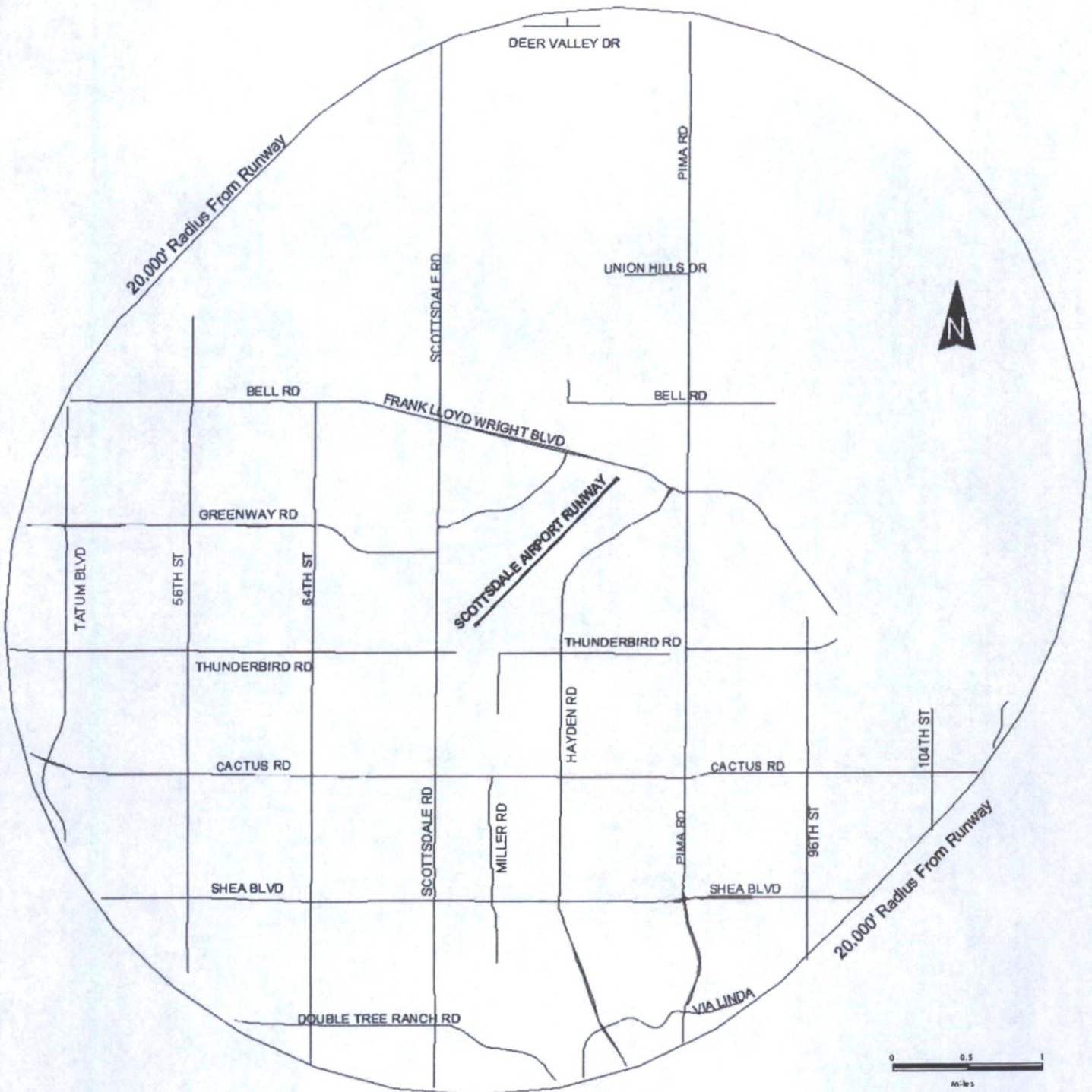


AIRPORT INFLUENCE AREA AND NOISE OVERLAY ZONES

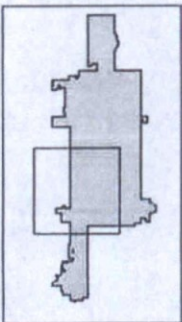
Exhibit 1P



# Scottsdale Airport Vicinity, FAA Notice of Proposed Construction



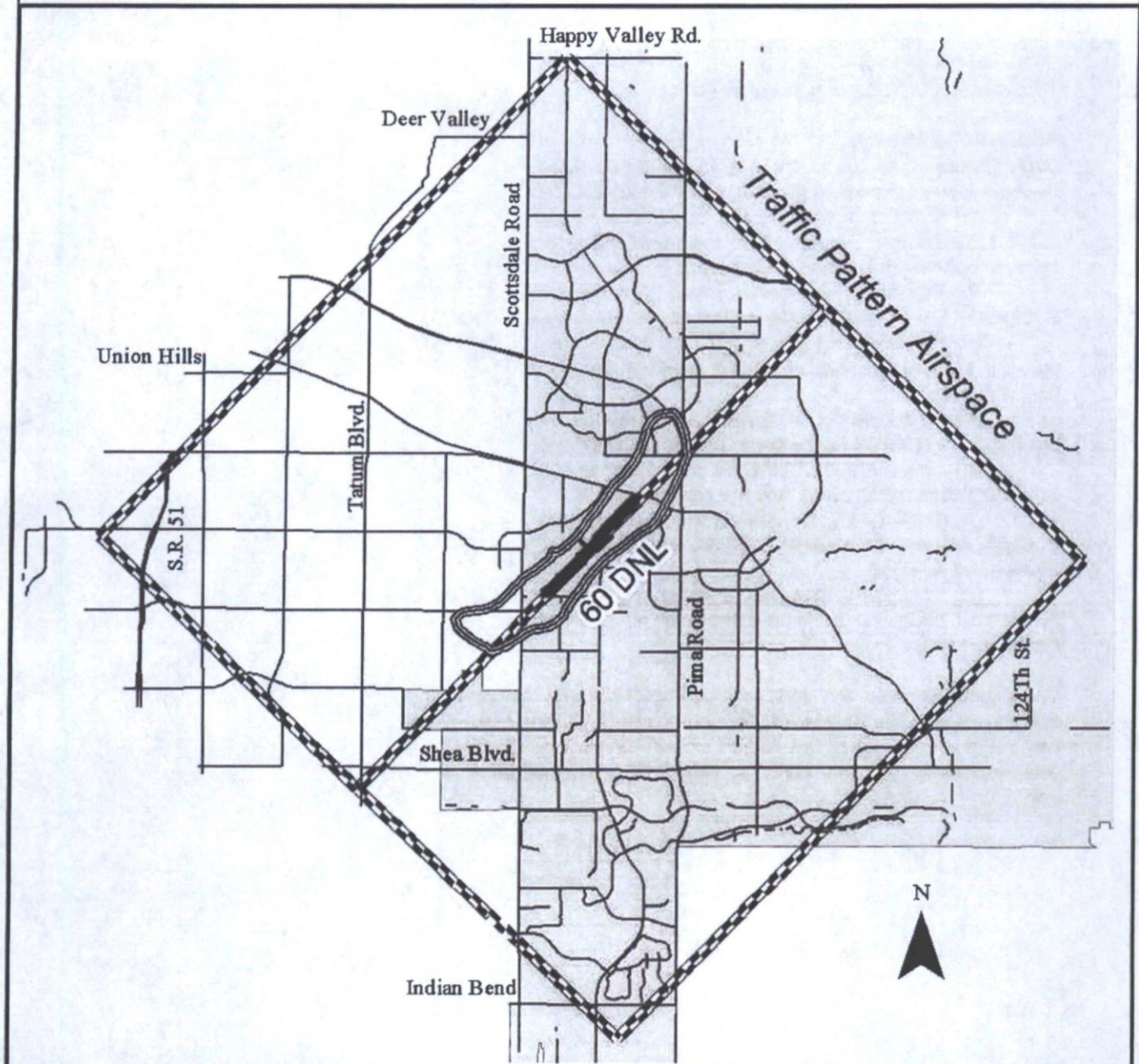
Area Of Detail



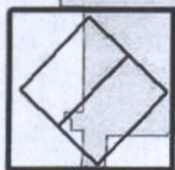
**INSTRUCTIONS:** Proposed temporary cranes or structures which exceed a height of 100:1 slope (100 ft horizontally for 1 foot vertically) from the nearest point of the runway must provide notice to the FAA via a 7460-1 form. Forms are available at the FAA Flight Standards District Office (480 419-0111) or the Scottsdale Airport Administration Office (480 312-2321).



# Scottsdale Airport Traffic Pattern Airspace



SCOTTSDALE



Area of Map  
Detail

1 0.5 0 1 2 3  
Miles

Map Date: October 18, 2001



**SAMPLE FAIR DISCLOSURE FOR DEVELOPMENT AROUND SCOTTSDALE AIRPORT**

**NOTICE TO PURCHASERS**

**OF PROXIMITY TO THE SCOTTSDALE AIRPORT**

To include in CC&R's or disclosure notice:

**Proximity to Airport.**

Each Owner of a Lot in the Airport Influence Area identified in Chapter 5 of the Scottsdale Revised Code acknowledges that, as of the date of this notice:

(a) The Lot is close to the Scottsdale Airport (the "Airport"), located generally between Frank Lloyd Wright Boulevard on the north, Pima Road on the east, Thunderbird Road on the south and Scottsdale Road on the west.

(b) The Airport is operated as a general aviation reliever/commercial service airport for Scottsdale and North Phoenix, and used generally for airplanes, jets and helicopters.

(c) Aircraft using the Airport may fly over the Lot and adjacent properties at altitudes that vary for several reasons, including weather conditions, aircraft type, aircraft performance and pilot proficiency.

(d) The majority of takeoffs and landings occur between 6:00 a.m. and 11:00 p.m., but the Airport is open 24 hours each day, so takeoffs and landings may occur at any time.

(e) The number of takeoffs and landings at the Airport average approximately 400 each day, but that number varies and may increase.

(f) Aircraft using the Airport will generate noise, the volume, pitch, amount and frequency of which will vary for several reasons, including weather conditions, aircraft type, aircraft altitude and aircraft number.

(g) Airport management attempts to minimize aircraft noise and its influence on Lots in the Airport Influence Zone, but there is no guarantee that such attempts will be effective or remain in place.

The Owner accepts and assumes any and all risks, burdens and inconvenience caused by or associated with the Airport and its operations (including noise), and agrees not to assert or make any claim arising out of the Airport and its operations against the City of Scottsdale, its elected and appointed officials, officers, directors, commissioners, representatives, employees, and agents.

Any questions regarding the operation of the Airport can be directed to the Airport Administration office at 480-312-2321.





## SCOTTSDALE AIRPARK FUEL DISPENSING INSTALLATION APPROVAL FORM

(Required for installation of an airpark aircraft fuel dispensing and storage facility)

**PURPOSE:** Scottsdale Airpark Rules and Regulations specify requirements relating to fueling, flammable fluids and safety in the airpark. Proposed installation plans for fuel dispensing facilities in the airpark must be reviewed and approved by airport staff to ensure compliance with all applicable laws, ordinances, rules and regulations. Airport approval is required prior to issuance of any other applicable City permits.

**INSTRUCTIONS:** Please complete Section A below and submit this form with a site plan, project description and system design for review and approval by Scottsdale Airport staff prior to final plans approval or fire department inspection. After project review, Airport staff will complete Section B and return the form to the Applicant at the specified address, fax, or email address.

**Section A – To be completed by Applicant. Please “x” the boxes and complete the requested information as it applies to the project.**

☐ **Applicant Name and Fuel Dispensing location:**

Applicant: \_\_\_\_\_  
Installation Address: \_\_\_\_\_  
APN: \_\_\_\_\_  
Authorized Representative: \_\_\_\_\_ Title: \_\_\_\_\_  
Indicate where approval should be sent: \_\_\_\_\_

☐ **Specify the number of dispensing sites, tanks, capacity of each tank, and type of fuel:**

	<u>Tank 1 (Indicate capacity and fuel type below)</u>	<u>Tank 2 (Indicate capacity and fuel type below)</u>	<u>Tank 3 (Indicate capacity and fuel type below)</u>	<u>Tank 4 (Indicate capacity and fuel type below)</u>
<u>Dispensing Site 1</u>				
<u>Dispensing Site 2</u>				
<u>Dispensing Site 3</u>				

☐ **I have reviewed and understand the applicable sections of the Airpark Rules and Regulations including, without limitation, Article 500 pertaining to Fueling, Flammable Fluids, and Safety.**

*I certify that the statements made in this application are true and complete to the best of my knowledge. The undersigned representative certifies he/she is authorized to sign for the applicant.*

\_\_\_\_\_  
Authorized Representative's Signature

\_\_\_\_\_  
Date signed

**Return this completed form to: Airport Administration, 15000 N. Airport Drive, Suite 200, Scottsdale, AZ 85260**



\*\*\*\*\**Airport Administration Only*\*\*\*\*\*

**Section B – To be completed by Airport Staff and returned to Applicant.**

☐ Airport staff has reviewed the submitted information pertaining to (AP#)\_\_\_\_\_, and has determined the proposed project complies with current Airpark Rules and Regulations. Total gallons for the site: \_\_\_\_\_.

☐ Airport staff cannot approve this project based upon the submitted information. The proposed project must address the following stipulations before airport staff can approve the project:

Stipulations:

*Attach copies of applicable documents*

☐ Approved Conditional Use Permit

☐ Self-fueling Permit No. \_\_\_\_\_

---

Airport Director (or designee)

Date signed



**WHEN RECORDED, RETURN TO:**

CITY OF SCOTTSDALE

ONE STOP SHOP/RECORDS

(\_\_\_\_\_)

7447 E. Indian School Road, Suite 100

Scottsdale, AZ 85251

Exempt from Affidavit of Value  
under A.R.S. § 11-1134(A)(2, 3)



**CITY OF SCOTTSDALE  
AVIGATION EASEMENT**

Project No. \_\_\_\_\_

Q.S. \_\_\_\_\_

FOR ONE DOLLAR (\$1.00) and other good and valuable consideration received \_\_\_\_\_  
\_\_\_\_\_ (collectively "Grantor") grants to the City of  
Scottsdale, an Arizona municipal corporation ("Grantee"), a perpetual, non-exclusive  
easement upon, over and across the parcel of land (the "Property") described on the  
legal description and the sketch attached hereto as Exhibits "A" and "B". The purpose of  
the easement is for a right of flight for aircraft in the airspace above the Property.

1. "Aircraft" means any manned or unmanned device that flies.
2. Without limitation, the right of flight includes the right to operate aircraft over and near the Property, and cause any noise, vibration, fumes, light, exhaust, odors, fuel vapor particles, electronic interference, dust, annoyances, nuisances, emissions, and any other effects relating to operating aircraft (collectively "Aircraft Effects").
3. All Aircraft Effects are included within the scope of the easement, including without limitation those that reach or affect the Property or improvements to the Property, interfere with other uses of the Property, annoy users of the Property, and are caused or made worse by any changes in the following:
  - 3.1 The size, number, method of propulsion, weight, noisiness, design, fuel, category, type or other characteristics of aircraft, and in any aircraft practices, laws, rules, policies, circumstances, customs, protocols or procedures.
  - 3.2 The airport size, orientation, configuration, location, runway length, improvements or other characteristics, and in any airport practices, laws, rules, policies, circumstances, customs, protocols or procedures.
  - 3.3 The flight paths, flight frequency, flight timing, airport operations, climbing and descending, altitudes, takeoff and landing, air traffic control, and in any related aircraft and airport practices, laws, rules, policies, circumstances, customs, protocols or procedures.



3.4 Grantor's or others' personal perceptions of Aircraft Effects or sensitivity to Aircraft Effects.

4. Grantor shall not cause or allow the Property to be used to discharge fumes; smoke; dust; or electronic, light, laser or other emissions, which may obstruct visibility or adversely affect or interfere with the operation of aircraft or any navigational facilities. No building, mast, tree, vegetation, or other thing upon the Property shall exceed Federal Aviation Administration approved height restrictions.
5. Grantor has been advised and understands that:
  - 5.1. All or a portion of the Property is located in a noise-influence area.
  - 5.2. Aircraft Effects might be annoying to users of the Property and might interfere with the unrestricted use and enjoyment of the Property.
  - 5.3. Aircraft Effects will likely increase over time.
6. Grantor waives all rights and claims that Grantor may ever have against, and agrees not to sue, Grantee regarding Aircraft Effects. Grantor makes its waivers and agreements for itself, its successors and assigns, in favor of Grantee, and all Grantee's officers, officials, employees, agents, lessees, permittees, invitees, successors and assigns.

Grantor warrants and covenants to Grantee and its successors and assigns that Grantor is lawfully seized and possessed of the Property; that Grantor has a good and lawful right to make the conveyance described herein; and that Grantee shall have title and quiet possession against the claims of all persons.

The person executing this document on behalf of a corporation, trust or other organization warrants his or her authority to do so and that all persons necessary to bind Grantor have joined in this document. This document runs with the land in favor of Grantee's successors and assigns.

DATED this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

GRANTOR: \_\_\_\_\_

for \_\_\_\_\_

\_\_\_\_\_  
for \_\_\_\_\_



STATE OF ARIZONA )  
 ) ss.  
County of Maricopa )

This document was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_  
\_\_\_\_\_ for and on behalf of \_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

My commission expires:

\_\_\_\_\_

STATE OF ARIZONA )  
 ) ss.  
County of Maricopa )

This document was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_  
\_\_\_\_\_ for and on behalf of \_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

My commission expires:

\_\_\_\_\_



